



## 11 Horsley Fold

Brighouse, HD6 4HR

Offers Over £125,000



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## Clifton, Brighouse, HD6 4HR

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Nestled in the charming village of Clifton, Brighouse, this delightful two-bedroom cottage offers a perfect blend of modern living and traditional character. The property boasts a well-presented open plan living room and kitchen, creating a warm and inviting space ideal for both relaxation and entertaining.

Upon entering, you are greeted by a separate entrance porch that adds to the cottage's appeal, providing a welcoming transition into the home. Additionally, the property features a useful storage cellar, perfect for stowing away seasonal items or personal belongings.

The cottage comprises two comfortable bedrooms with views across to the Golf Course, providing space for a small family or professionals seeking a peaceful retreat. The bathroom ensures convenience and comfort for all residents.

Situated in an ideal location, this property is in close proximity to local schools, making it a fantastic choice for families. Furthermore, off-road parking is available, adding to the convenience of this charming home.

This cottage in Clifton is not just a property; it is a lifestyle choice, offering a serene environment while remaining well-connected to local amenities. This home presents an excellent opportunity to enjoy the beauty of village life in a well-maintained and inviting setting.

#### **Entrance Porch**

**8'6" x 4'3" (2.6m x 1.3m)**

Leading into the front of the home, the porch has a

conservatory roof allowing plenty of natural light. There is a radiator, wall mounted lighting and laminate flooring.

#### **Open Plan Living Kitchen**

**15'8" x 15'1" (4.8m x 4.6m)**

Overlooking the front of the property, the open plan living space has a feature electric fireplace, a radiator, ceiling pendant lighting and part carpet and part laminate flooring in the kitchen area. There is a countertop running across one wall with a stainless steel sink and drainer, an oven and hob and wall mounted units for additional storage space. There is plumbing in place for a washing machine and there is also access down to the cellar.

#### **Cellar**

**13'1" x 5'6" (4.0m x 1.7m)**

A storage cellar with lighting and a wall mounted radiator.

#### **Bedroom One**

**10'2" x 8'10" (3.1m x 2.7m)**

A double bedroom overlooking the front of the property with fitted wardrobes and a light neutral colour scheme with views out towards the Golf Course.

#### **Bedroom Two**

**13'5" x 8'6" (4.1m x 2.6m)**

A single bedroom to the front of the home with built in storage space with views out towards the Golf Course.

#### **Bathroom**

With a bath tub and over bath shower, sink and w/c the bathroom is part tiled and has a mirror cabinet on the wall.

## External

The property is located opposite St Johns Church at the end of Horsley Fold in a quiet cul-de-sac. There is parking rights to the front of the home providing off road parking outside.

## Directions

For Satnav please use the postcode HD6 4HR

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales

particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



## Hybrid Map



## Terrain Map



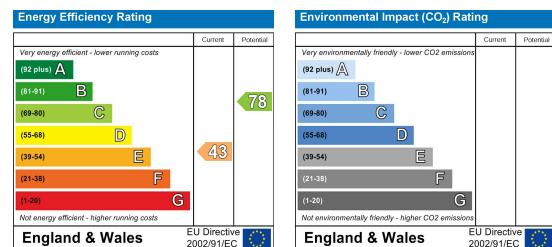
## Floor Plan



## Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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